



Alexandria City Academy

Session 3

March 21, 2013



Real Estate Assessments

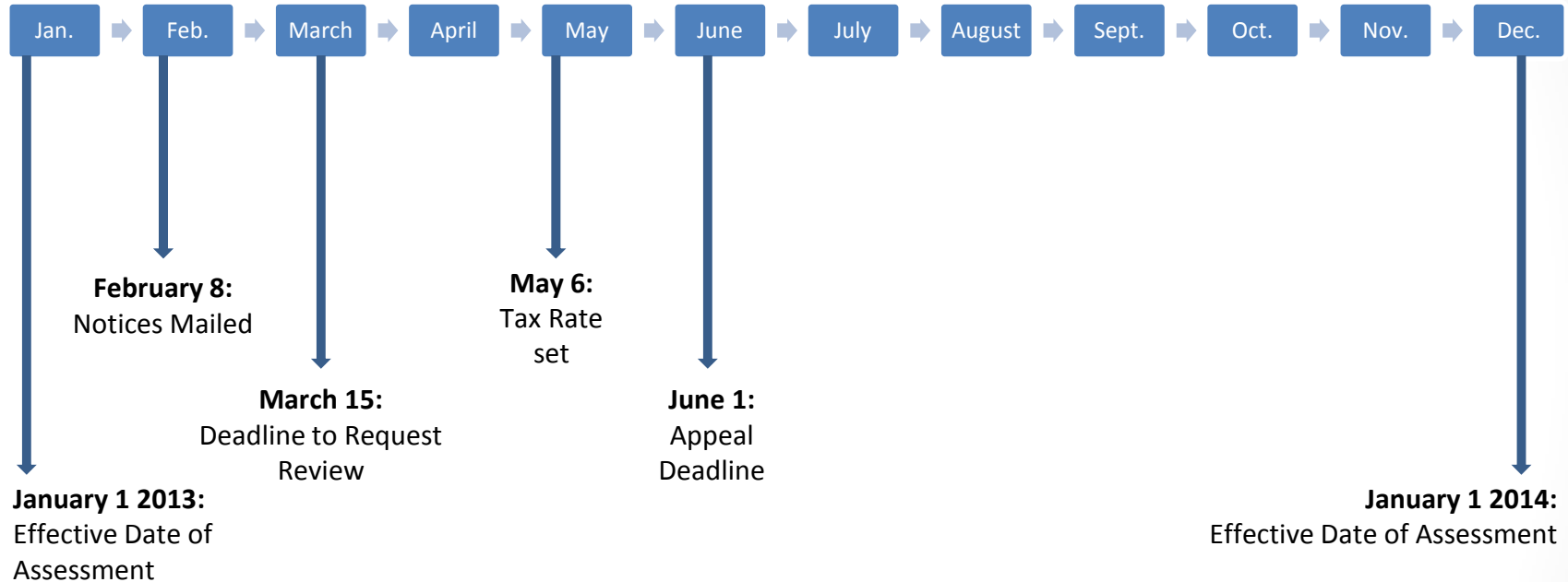
W. Bryan Page, Acting Director



CY 2013 Assessments



Assessment Calendar





CITY OF ALEXANDRIA

DEPARTMENT OF REAL ESTATE ASSESSMENTS
301 KING STREET, CITY HALL, ROOM 2600
ALEXANDRIA, VIRGINIA 22314

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE



NOTICE OF 2013 REAL ESTATE ASSESSMENT THIS IS NOT YOUR TAX BILL

WEBSITE: alexandriava.gov/realestate

ASSESSMENT

INFORMATION: 703.746.4646

REAL ESTATE TAX

INFORMATION: 703-746-3902 Option 8

REVIEW & APPEAL FORMS:

alexandriava.gov/realestate

or call 703.746.4180 to request forms.

NOTICE OF ASSESSMENT CHANGE		MAP NO.	BLOCK	LOT	ACCOUNT NUMBER
2012 ASSESSED VALUE	2013 ASSESSED VALUE	LAND AREA			STUDY GROUP
		PROPERTY ADDRESS			
LEGAL DESCRIPTION					
CLASSIFICATION OF 2013 REAL PROPERTY ASSESSMENT					
LAND		BUILDING		TOTAL	
RESIDENTIAL USE					
COMMERCIAL / INDUSTRIAL USE					
2013 Total Assessment					

CY 2013 Real Property Assessment Changes

- Residential Tax Base
+ 2.72%
- Commercial Tax Base
+ 4.15%
- Non-Locally Assessed Tax Base
- 23.43%
- Taxable Real Property
+2.67%

CY 2013 Overall Changes (cont'd)

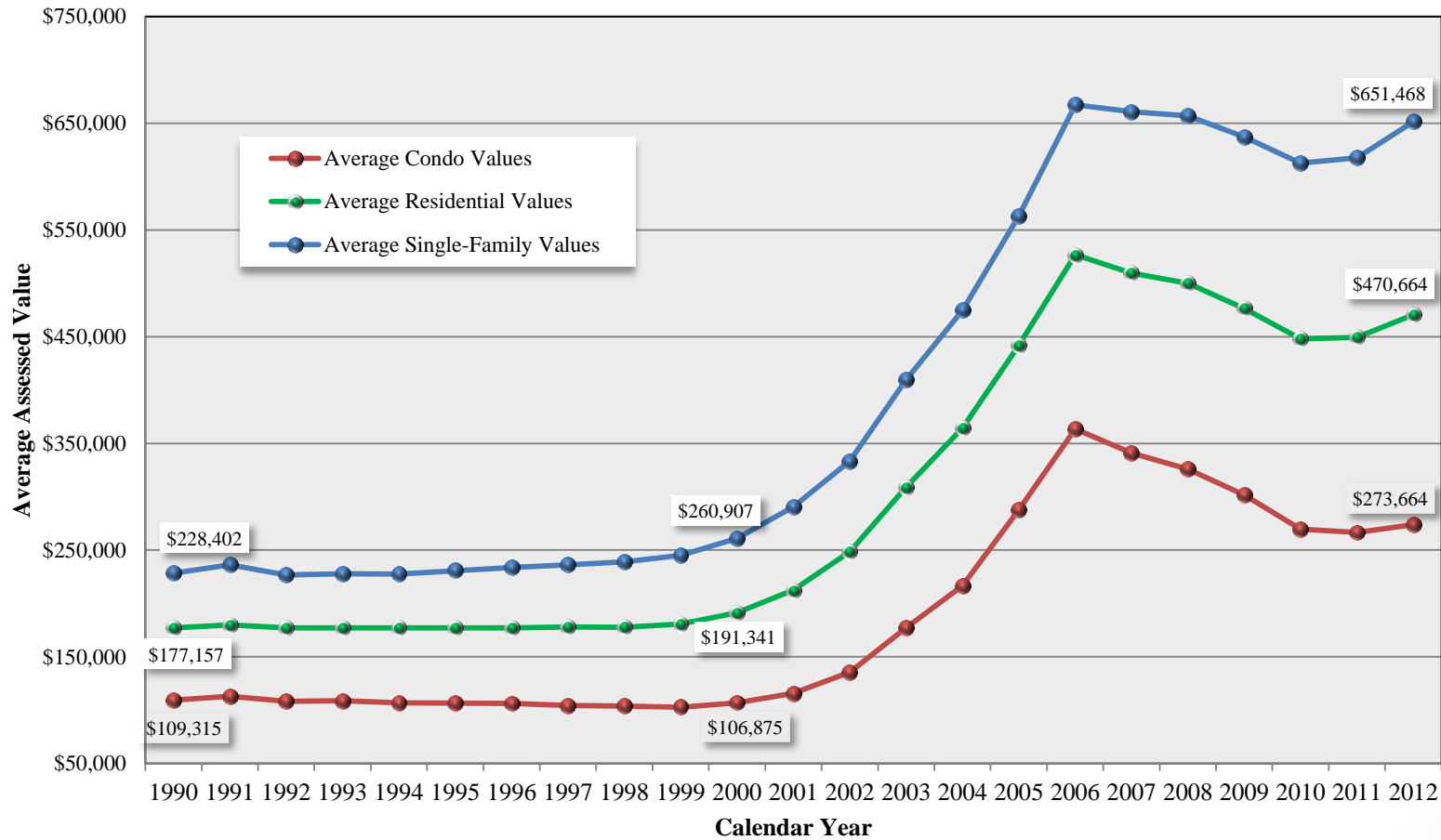
- \$901 million increase was due to appreciation
- \$194.1 million was due to a decrease in non-locally assessed primarily associated with the October 2012 shutdown of GenOn
- \$121.3 million was due to new growth.

CY 2013 Residential Property (Existing Properties)

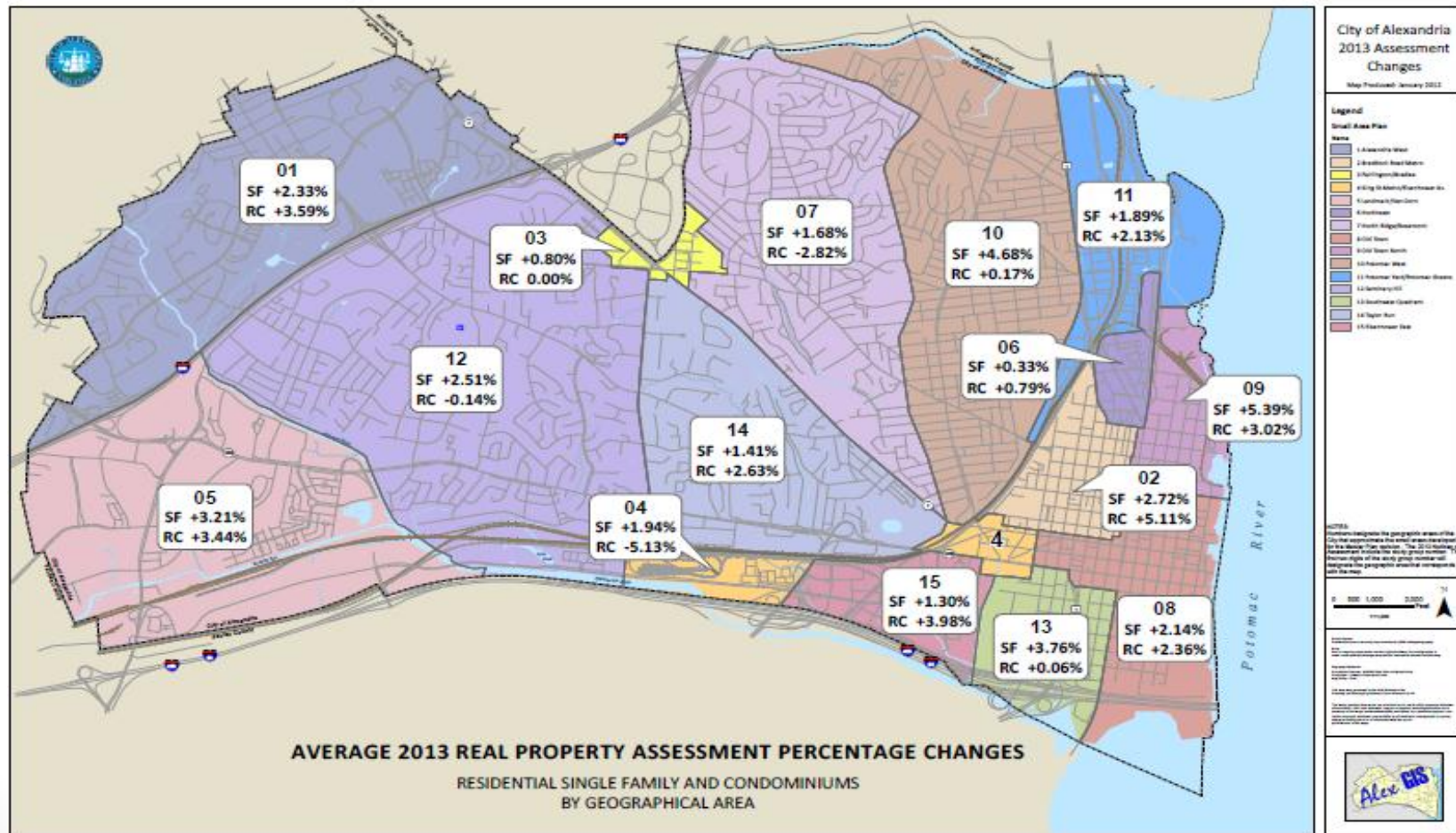
- Existing Residential increased by 2.72%
- Average SF & Condo AV \$470,644
2.76%
- Average Single-Family \$651,468
2.97%
- Average Condominium \$273,664
2.22%
- Total Residential Growth \$63.7 Million



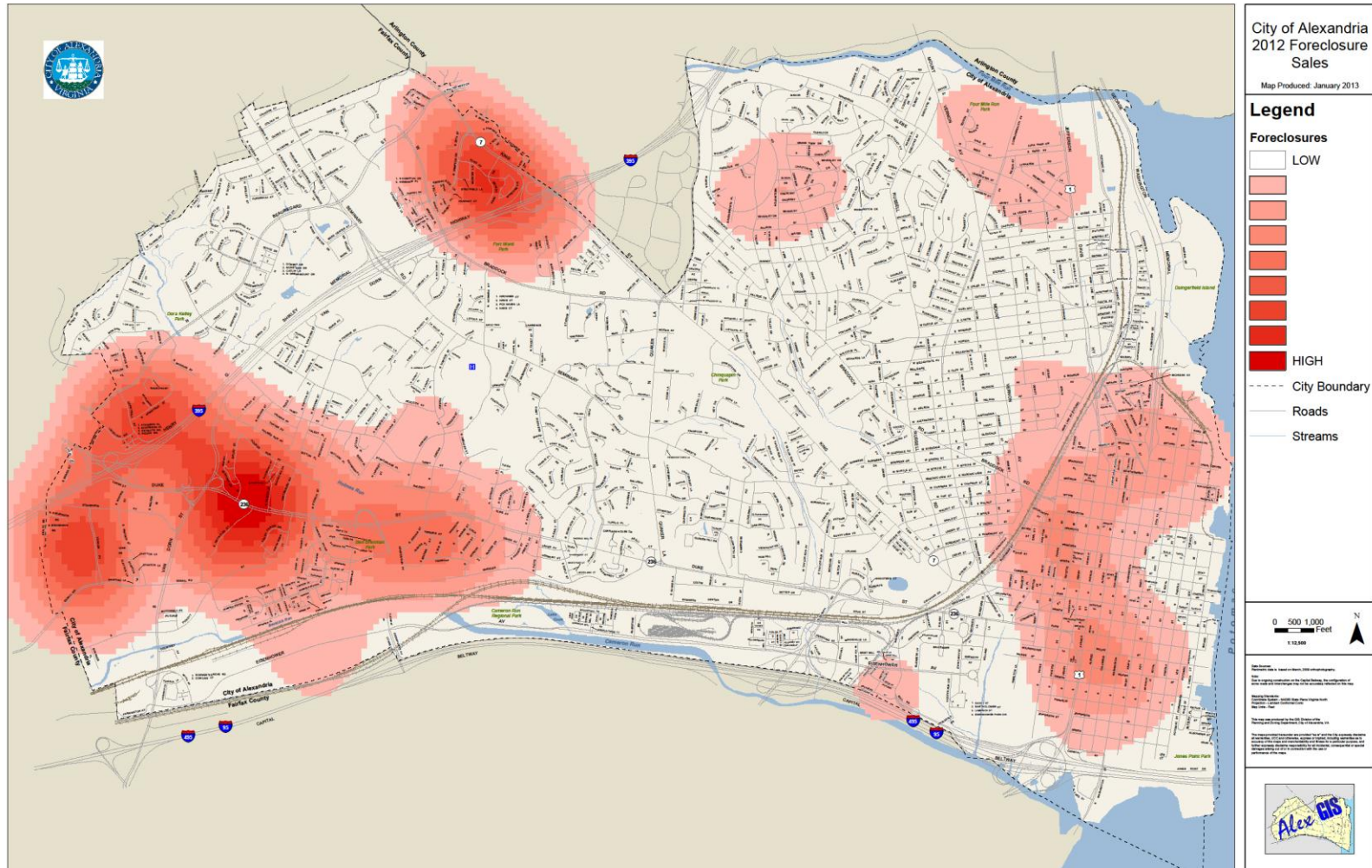
Average Residential Assessed Value



Residential Property Value Change by SAP



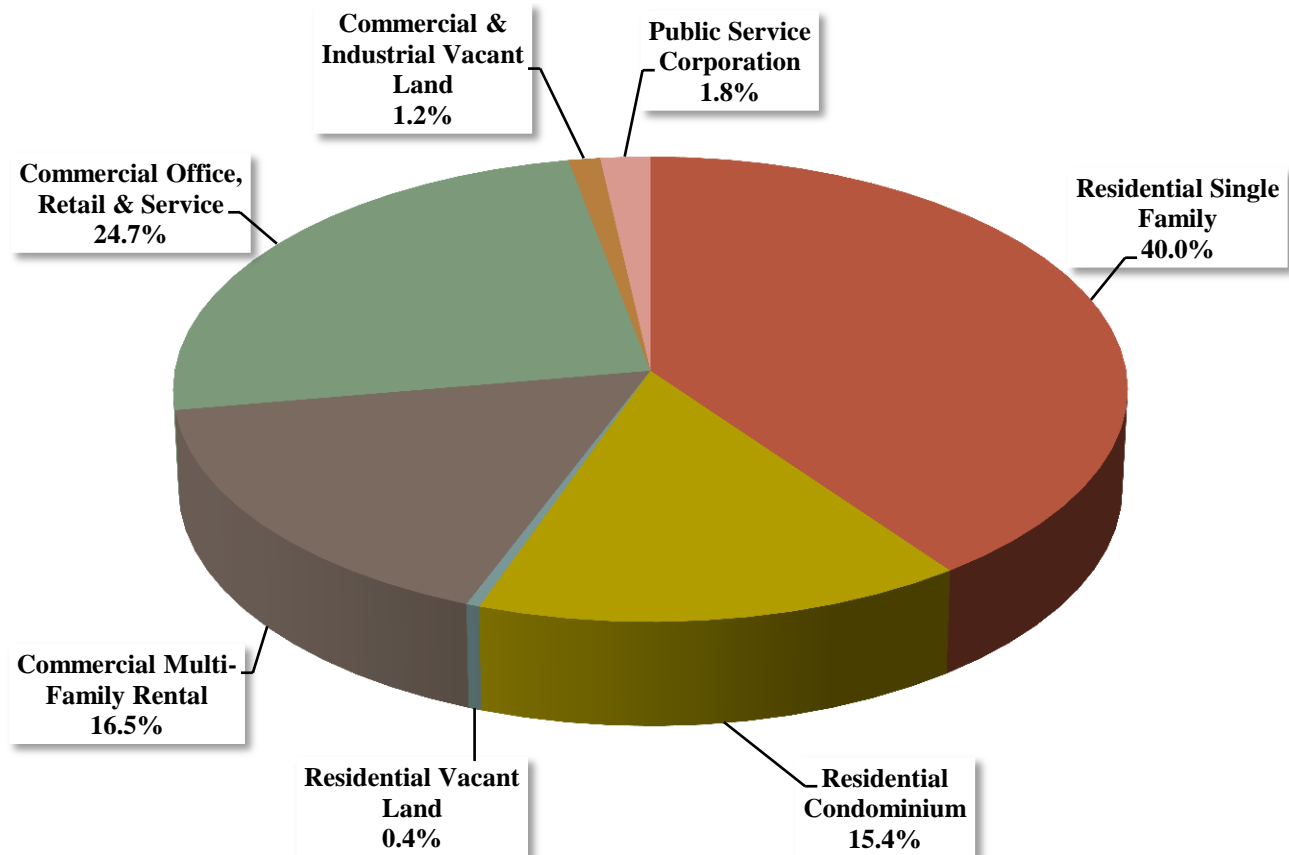
2012 Foreclosure Sales



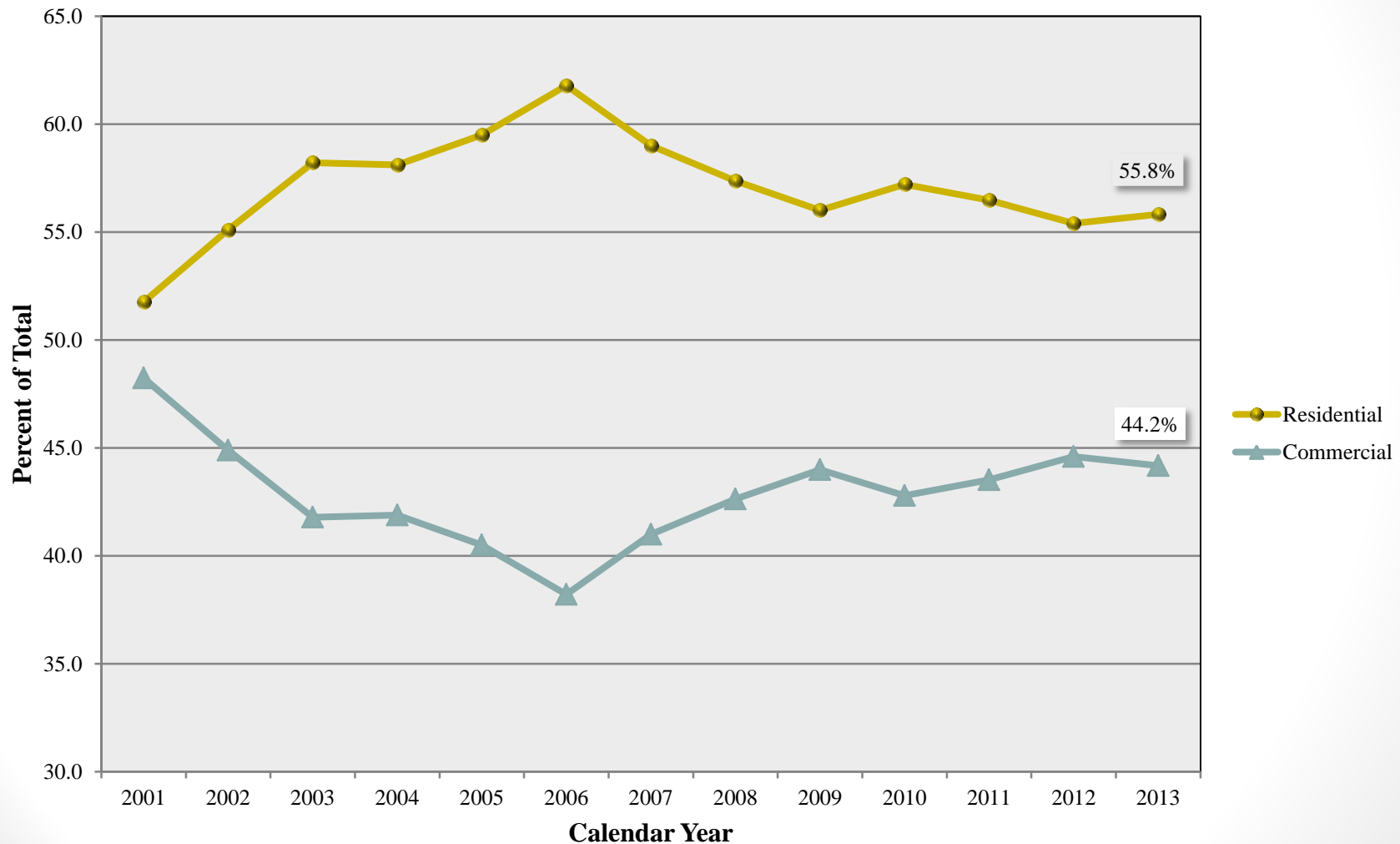
CY 2013 Commercial Property (Existing properties)

- Existing commercial increased 4.15%
 - Office buildings 2.27%
 - Apartments 5.90%
 - Hotels 5.98%
 - Shopping Centers 0.12%
 - General Commercial 2.74%
 - Warehouses 2.72%
- Total Commercial Property Growth \$57.6m

CY 2013 Real Estate Tax Base



Real Estate Tax Base Distribution CY 2001 to CY 2013





Real Estate Assessments

Page updated Feb 14, 2013 12:43 PM

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Each year, the **Department of Real Estate Assessments** appraises each parcel of real estate in the City to assess its estimated fair market value. These values are used by the Department of Finance to bill for and collect the real estate tax, which accounts for 57 percent of the City's annual revenue.

Popular Links

- [Search Property & Sales Data](#)
- [Request a Review of your 2013 Real Estate Assessment](#)
- [2013 Request for Review Form \(PDF\)](#)
- [Sample Assessment Notice in English and Spanish](#)
- [Assessment Notice Insert in English and Spanish](#)
- [Online Income & Expense Survey](#)
- [GIS Parcel Viewer](#)
- [View Parcel Maps](#)
- [View Property Assessment Change Maps](#)

Neighboring Jurisdictions

- [Fairfax County Real Estate Assessment Information Site](#)
- [Arlington County Real Estate Assessments](#)

Important Dates in 2013

January 1	Effective date of assessments
January 1	All commercial and industrial real property classified as a separate class for local taxation
February 8	Assessment notices mailed to property owners
February 12	2013 Real Property Assessment Information presented to City Council
February 26	City Manager presents proposed FY 2014 Budget to City Council
March 11	Budget Public Hearing
March 15	Deadline to request Review of January assessment
April 13	Public Hearing on Tax Rates
April 15	Deadline to request tax relief for the elderly and disabled
May 1	Deadline for filing 2012 Income and Expense Surveys
May 6	City Council set real estate tax
Mid May	Real estate tax bills mailed to owners
June 1	Deadline to request Appeal of January assessment
June 15	Deadline to pay first half of real estate tax due, regardless of review or appeal
November 15	Deadline to pay second half of real estate tax due

QUICK LINKS

- [About the Department](#)
- [Assessment Overview](#)
- [Frequently Asked Questions](#)
- [Real Estate Assessment Review and Appeal Process](#)
- [Appeals - Rules and Procedures for Hearing](#)
- [Letters of Authorization](#)
- [Income & Expense Survey](#)
- [Management & Budget](#)
- [Property Assessment Change Maps](#)
- [Real Estate Tax Information](#)

HOW DO I...

- Obtain and review public documents and records?
- Find volunteer opportunities?
- Find neighborhood parks?
- Apply for a marriage license?
- Pay my taxes or parking citation?
- Find information about parking?
- Speak at a City Council meeting?
- Search property and sales data?
- Get information about permits?
- Learn more about Verizon FIOS?
- Start a small business?
- Find visitor information?


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and Help](#)
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Property Address](#)
[Search by
Account Number](#)
[Search by
Map Number](#)

Detailed Property Description

[Return to Search Results](#)
[Real Estate Assessments Home](#)

809 N OVERLOOK DR,
ALEXANDRIA, VA

[Primary Sales
Comparables](#)
[2013 Recent Sales &
Other Transactions](#)
[2012 Recent Sales &
Other Transactions](#)
[Tax History
& Payments](#)
[Print View](#)

Account Number: 16930500

Map-Block-Lot Number: 014.01-02-02

Primary Property Class: DETACHED HOUSE (100)

Study Group: 0720

General Information & Description

Owner Name:

WOODLAND HELEN L TR

Census Tract: 2011.00

Legal Description:

LOTS 16 BLK 27 SEC 6 BEVERLY HILLS

Mailing Address:

809 N OVERLOOK DR
ALEXANDRIA VA 22305

Census Block: 504

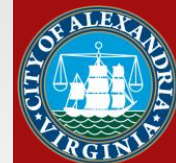
[Explore in Parcel Viewer](#)
[See a Quick Street Map](#)

Assessment Information

Property owners may [request an assessment review](#) no later than March. 15, 2013.

Tax Status: TAXABLE

Assessment Date	Land Value	Building Value	Total Value
01/2013	\$409,646	\$177,261	\$586,907
01/2012	\$399,654	\$174,641	\$574,295
01/2011	\$399,654	\$222,473	\$622,127
01/2010	\$399,654	\$227,661	\$627,315
01/2009	\$420,689	\$261,068	\$681,757
01/2008	\$420,689	\$272,979	\$693,668
01/2007	\$382,400	\$297,900	\$680,300
01/2006	\$382,400	\$297,900	\$680,300
01/2005	\$305,900	\$275,600	\$581,500



Real Estate Assessments

Page updated Mar 18, 2010 2:02 PM

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SALES CODES

VERIFIED - valid sales

A	no disqualifying circumstances
B	purchased by adjacent owner
C	actual consideration differs from deed
E	while related partnership, sale/lease back, etc.- independent appraisal was prepared for value consideration
F	pending verification
G	multi-lot sale
H	land sale
I	condominium sale where the number of parking spaces sold is different than number assessed
LK	like kind exchange

VERIFIED - invalid sale

J	to relative or related business
K	buyer was tenant under lease agreement
L	exchange of properties
M	foreclosure
MB	financial institution or deed in lieu of foreclosure
MS	short sale
N	divorce decree or duress
O	seller assisted financing is major influence
P	will transferring property - no consideration
Q	miscellaneous (does not fit definition in any other category)
R	re-recorded deed

VERIFIED - invalid sale for sales ratio study

S	multi-lot sale or assemblage
T	subdivision of original parcel
U	adjacent property owner is purchaser

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- Property Assessment Change Maps
- Real Estate Tax Information

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Sales From Comparable Study Groups

809 N OVERLOOK DR (Study Group 0720)

Returned 27 results.

The comparable sales displayed below were not used as primary value indicators, but were considered as additional market information in the valuation of your property. These **sales are not intended to represent** direct comparability, but to provide additional support to the valuation.

Click column name to sort by that column.

Property Address	Map-Block-Lot	Building SQFT	2013 Assessment	Sale Date	Sale Code	Sale Price	Study Group
3604 NORRIS PL	015.01-01-06	3054	\$1,068,813	02-01-2012	A	\$1,066,670	0721
3605 NORRIS PL	015.01-02-05	1456	\$643,779	09-11-2012	A	\$715,000	0721
3503 NORRIS PL	015.01-02-08	1336	\$526,185	11-14-2012	A	\$495,000	0721
408 TENNESSEE AV	007.03-10-09	962	\$509,595	06-15-2012	A	\$515,000	0721
3510 RUSSELL RD	015.01-03-09	1104	\$420,814	12-13-2012	A	\$450,000	0721
503 TENNESSEE AV	006.04-03-23	1320	\$657,245	07-11-2012	A	\$699,000	0721
625 PULMAN PL	006.04-05-15	1420	\$624,473	08-28-2012	A	\$660,000	0723
2808 RIDGE ROAD DR	023.03-15-02	2320	\$873,862	06-28-2012	A	\$899,000	0713
2803 CENTRAL AV	023.03-12-31	2162	\$804,524	01-17-2012	A	\$820,000	0713
701 SUMMIT AV	023.03-11-08	1990	\$649,602	05-18-2012	A	\$626,000	0713
2706 RIDGE ROAD DR	023.03-15-08	1575	\$779,166	09-07-2012	A	\$798,100	0713
2700 RIDGE ROAD DR	023.03-15-11	2174	\$919,412	05-11-2012	A	\$935,316	0713
2603 CENTRAL AV	023.03-12-20	1781	\$684,477	04-20-2012	A	\$683,500	0713
2711 CENTRAL AV	023.03-12-29	3176	\$1,048,946	08-10-2012	A	\$1,173,500	0713
2607 DAVIS AV	023.03-11-27	2280	\$851,104	07-18-2012	A	\$859,000	0713
2410 RIDGE ROAD DR	033.01-01-20	1748	\$885,967	05-30-2012	A	\$865,000	0713


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[Search by Account Number](#)
[Search by Map Number](#)
[Sales From Comparable Study Groups](#)
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Sales Used For Assessment Of

809 N OVERLOOK DR (Study Group 0720)

Returned 16 results.

Sales from a property's Study Group were considered as the primary source used to determine current assessments; however, **other sales may have been considered** when valuing property if there were no sales available or the sales sample was limited. When sales outside of the primary Study Group were used for assessment, the criteria used for their selection included, among others, geographical proximity, property type (single-family vs. townhouse, e.g.), and price range. Please call the Department of Real Estate Assessments if you would like additional information about the sales used for your assessment.

Click column name to sort by that column.

Property Address	Map-Block-Lot	Building SQFT	2013 Assessment	Sale Date	Sale Code	Sale Price	Study Group
304 LEE CL	014.02-08-45	1255	\$640,401	04-06-2012	A	\$665,000	0720
3305 CAROLINA PL	014.04-08-37	2156	\$730,964	03-29-2012	A	\$826,500	0720
306 BEVERLEY DR	014.04-13-39	1570	\$809,942	08-30-2012	A	\$769,000	0720
512 N OVERLOOK DR	014.02-06-04	1885	\$838,921	06-29-2012	A	\$875,000	0720
611 N OVERLOOK DR	014.02-05-03	1872	\$756,703	09-20-2012	A	\$797,000	0720
908 ENDERBY DR	014.03-11-36	1122	\$634,033	05-24-2012	A	\$680,000	0720
813 BEVERLEY DR	014.03-12-44	2288	\$944,039	11-16-2012	A	\$962,500	0720
816 CRESCENT DR	014.03-12-02	2377	\$945,966	11-29-2012	A	\$1,030,000	0720
903 CRESCENT DR	014.03-11-15	1543	\$710,440	07-31-2012	A	\$699,000	0720
907 ELDON DR	014.03-11-08	1700	\$674,672	03-20-2012	A	\$715,000	0720
709 CHALFONTE DR	014.02-05-28	2292	\$878,755	09-28-2012	A	\$820,000	0720
810 GRAND VIEW DR	014.01-03-02	1660	\$757,004	07-27-2012	A	\$837,500	0720
808 GRAND VIEW DR	014.01-03-03	1962	\$881,318	07-02-2012	A	\$970,000	0720
807 S OVERLOOK DR	014.01-03-28	1565	\$643,714	02-13-2012	A	\$630,000	0720
905 N OVERLOOK DR	014.01-01-03	1304	\$651,760	01-04-2012	A	\$663,000	0720



Parcel Viewer

City of Alexandria, VA, GIS

[Help](#)

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Legend



Zoom In



Zoom Out



Full Extent



Back



Pan



Identify



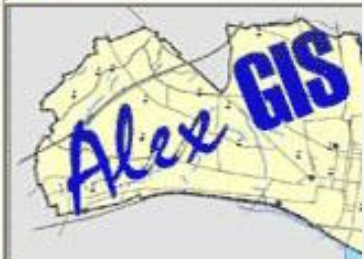
Print



Refresh Map

Layers

Visible	Active	
<input checked="" type="checkbox"/>	<input type="radio"/>	Metrail Stations
<input checked="" type="checkbox"/>	<input type="radio"/>	City Boundary
<input checked="" type="checkbox"/>	<input type="radio"/>	Address Points
<input type="checkbox"/>	<input type="radio"/>	School
<input checked="" type="checkbox"/>	<input type="radio"/>	Metrail Tracks
<input checked="" type="checkbox"/>	<input checked="" type="radio"/>	Parcels
<input checked="" type="checkbox"/>	<input type="radio"/>	Road Labels
<input checked="" type="checkbox"/>	<input type="radio"/>	2007 Aerial
<input checked="" type="checkbox"/>	<input type="radio"/>	Road Centerlines
<input checked="" type="checkbox"/>	<input type="radio"/>	Roads



Current Tool: Zoom Out

Search Parcel By:



Questions?

Real Estate Assessments

301 King St., Room 2600
Alexandria, VA 22314
703.746.4646

www.alexandriava.gov/RealEstate



Office of Management & Budget

Nelsie L. Smith, Director




Budget Terminology

- **General Fund** – funds used to support City operations. Not restricted to specific programs or requirements. Largely locally derived or collected.
- **Special Revenue Fund** – Funds received for a specific purpose. Include grants funds from state and federal agencies or donations,
- **Capital Improvement Program** – 10-year plan of proposed capital expenditures for long term improvements to the City's public facilities and public works, including Alexandria City Public Schools (ACPS) capital projects.
- **Real Estate Assessments** – the fair market value placed on real property owned by tax payers as determined by the Department of Real Estate Assessments.
- **Debt Service** – the amount of interest and principal that the City must pay on its debt.

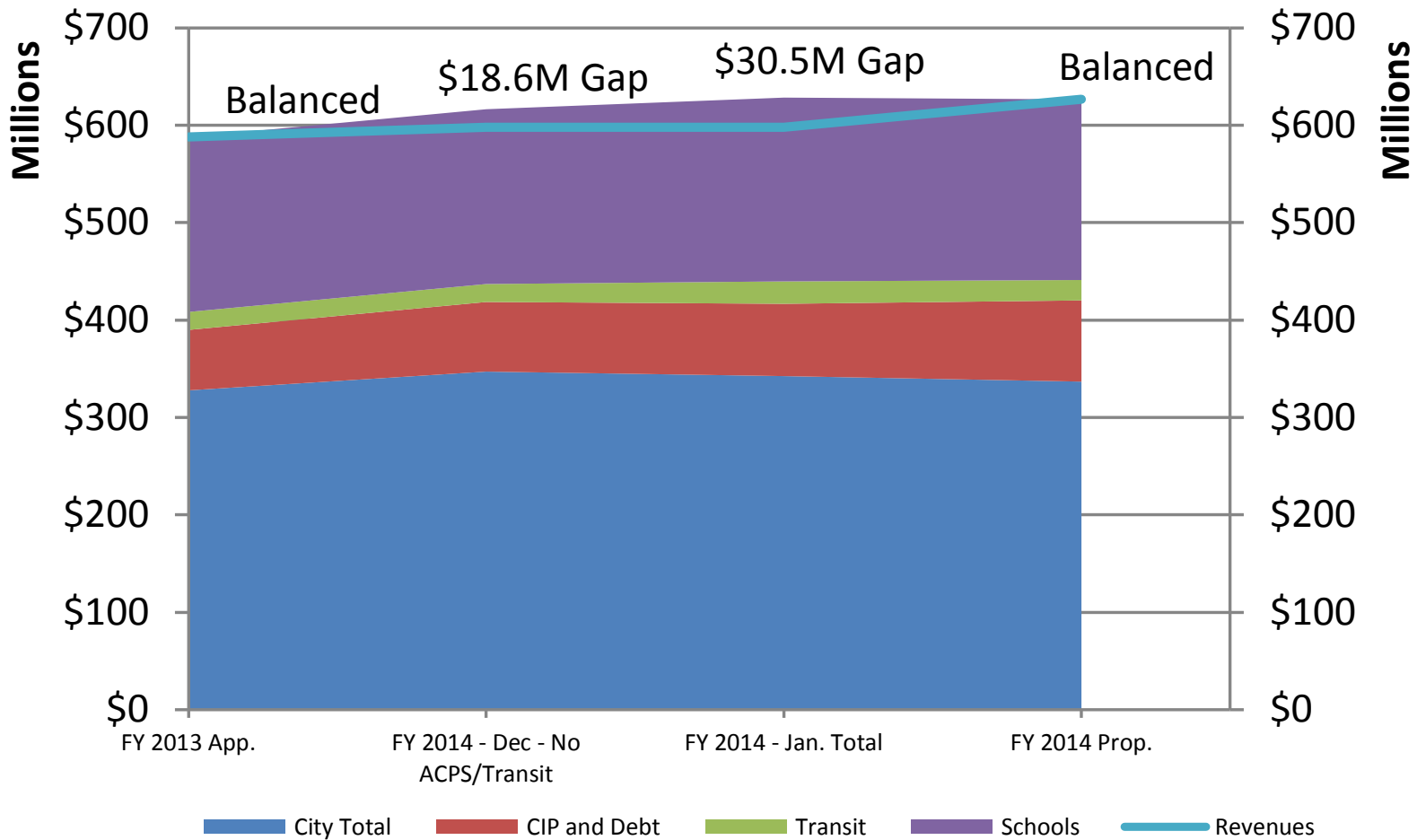
FY 2014 Budget Process

MONTH	RESIDENTS	MAYOR & CITY COUNCIL	CITY ADMINISTRATION
JULY			Strategic Plan
AUGUST			Goal Group Meetings Staff from departments collaborated through work teams representing each of the Strategic Plan's seven goals to identify the steps necessary to implement the plan and achieve the community's strategic plan goals.
SEPTEMBER			
OCTOBER	Budget Hearing The fall budget hearing officially kicks off the budget process for members of the public. City Council communicates overall goals and objectives for the upcoming budget process. Members of the public communicate thoughts and feelings on the budget.	City Council Work Sessions City Council holds planning work sessions. The upcoming budget process is discussed in detail. City staff presents information on the overall budget situation, including projected revenues, planned expenditures, and economic conditions.	Strategic Plan Goal Group Initiatives Strategic Plan Goal groups develop proposed initiatives for the upcoming fiscal year as well as future years.
NOVEMBER		Budget Target City Council gives City staff guidance on overall expenditure and revenue limits. This guidance drives the decisions of the City Manager.	Strategic Plan Initiative Analysis Proposed initiatives are evaluated by OMB and Goal groups. Initial recommendations for funding are provided to the City Manager.
DECEMBER			Proposed Budget Development OMB works with the City Manager's Office (CMO) to begin developing the Proposed Budget that adheres to the City Council budget guidance. This involves prioritizing Department requests and developing expenditure reduction options.
JANUARY			

FY 2014 Budget Process

MONTH	RESIDENTS	MAYOR & CITY COUNCIL	CITY ADMINISTRATION
	FEBRUARY BFAAC Review Resident advisory committee holds weekly meetings to review the budget and provide City Council with feedback.	Budget Work Sessions City staff meets with City Council to provide background information on the Proposed Budget. City Council requests additional information on specific budget issues from staff through Budget Memos.	<u>PROPOSED BUDGET PRESENTATION</u> The City Manager presents the Proposed Budget to City Council. (February 26, 2013)
	MARCH Budget Public Hearings Members of the public are welcomed to comment on the Proposed Budget and offer suggestions to City Council for the Approved Budget through the Spring public hearing or the City web site.		Budget Memos OMB and other City staff respond to inquiries from City Council through Budget Memos.
	APRIL 		
	MAY JUNE	<u>FINAL BUDGET ADOPTION</u> City Council makes final decisions and adopts the official City of Alexandria Budget for the upcoming fiscal year. (May 6, 2013)	Approved Budget OMB produces the Approved Budget document and begins to develop Budget Guidelines for the next fiscal year.

Evolution of Budget Situation



Council Budget Guidance

Commitment to Strategic Plan

- Balancing needs with affordability
- Recommend increases or decreases based on their alignment with the Strategic Plan, including compensation adjustments

No more than 1% of Fund Balance used to balance budget

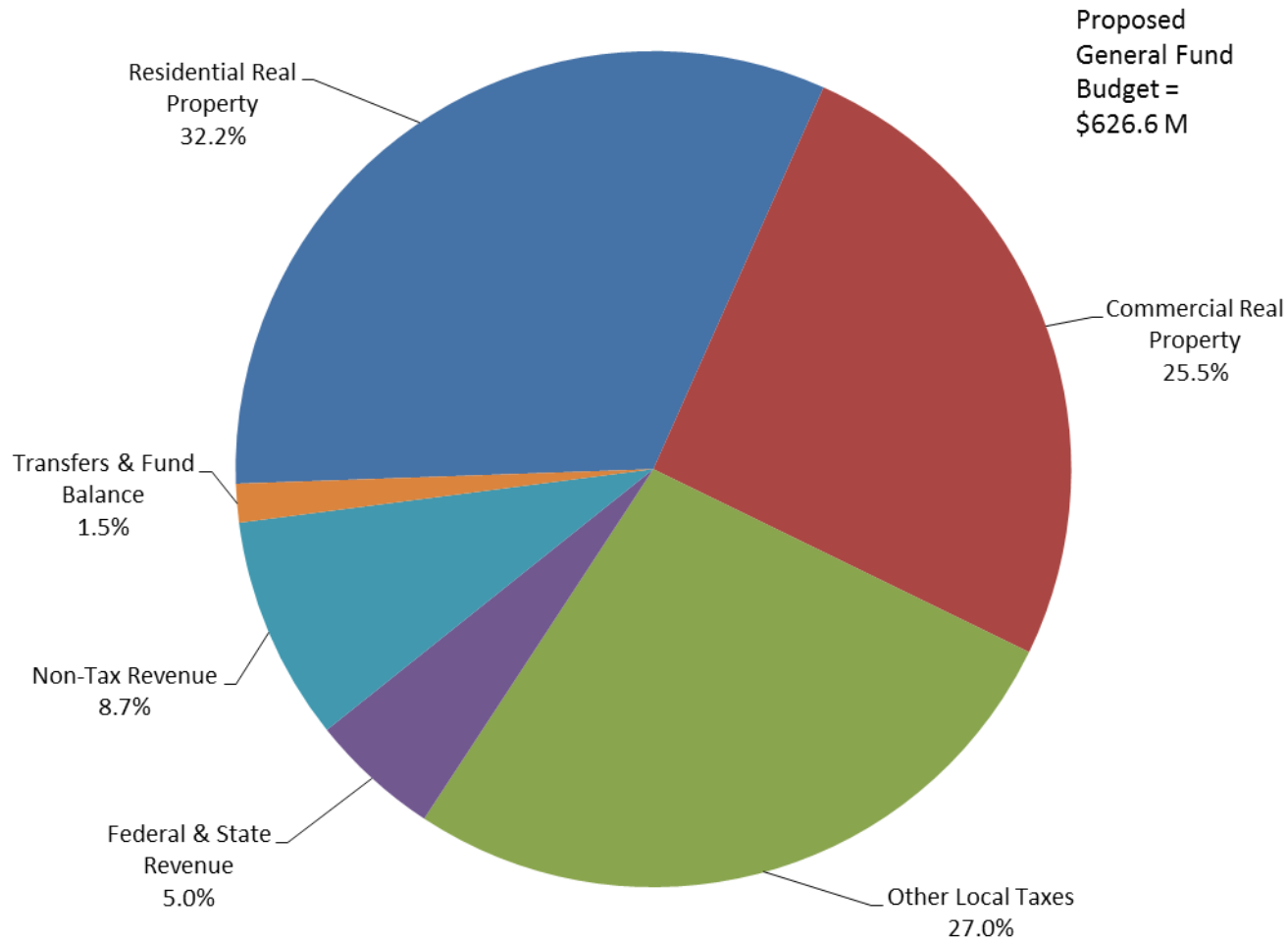
Maintain cash capital (pay-as-you-go) funding for capital projects at FY 13 levels

ACPS funding changes based on student enrollment or cost saving measures

Align CIP funding to Strategic Plan and focus on education physical plant capacity; sewer and other basic infrastructure; public safety; and recreation enhancements

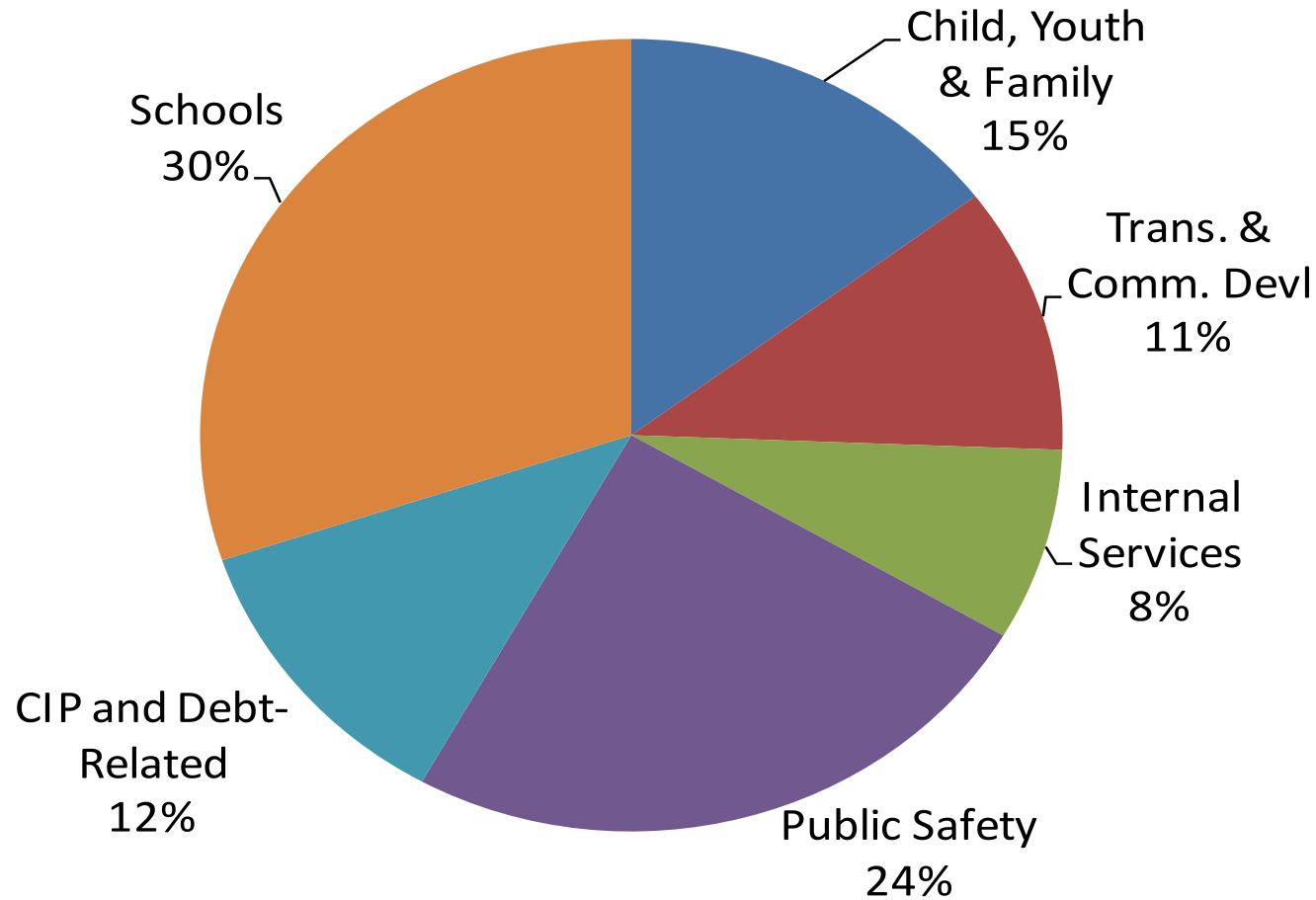
Propose a CIP Package to reflect the commitment of additional revenue

General Fund Revenues



Operating Budget By Strategic Plan Goals

Proposed
General Fund
Budget =
\$626.6 M



Where are the Tax Rate/Fee Increases Going?

Real Estate Tax for Schools and Capital

**2.5
cents**
(\$8.64M)

- \$6.0M, Schools
- \$2.14M, Cash Capital/Debt Service
- \$0.5M, Transit (DASH/WMATA) Operating Increases

**3.0
cents**
(\$10.5M)

- \$10.5M, Additional Cash for Capital Investments

Base Revenue Growth; User Fee Increases for Core Services

**Fee Increases
(\$5.6M)
&
Base Revenue
Growth
(\$13.4M)**

- \$6.0M Cash Capital/Debt Service
- General Government Operations

Vehicle Personal Property Tax for Transit

25 cents
(\$2.0M)

- \$2.0M, Transit (Dash/WMATA) Operating Increases



General Fund Expenditures (\$ in millions)

General Fund	FY 2013 Approved	FY 2014 Proposed	\$ Change	% Change
City Operations	\$327.9	\$336.8	\$8.9	2.7%
Transit Subsidies	\$18.4	\$20.9	\$2.5	13.6%
Total City Operations & Transit	\$346.3	\$357.7	\$11.4	3.3%
Cash Capital and Debt Service (includes additional 3 cents)	\$62.1	\$83.4	\$21.3	34.3%
SubTotal City Expenditures	\$408.4	\$441.1	\$32.7	8.0%
City Appropriation to Schools	\$179.5	\$185.5	\$6.0	3.3%
Total General Fund Budget	\$587.9	\$626.6	\$38.7	6.6%



City Council Budget Work Sessions

Date	Proposed Start Time	Product
January 8	7:00 pm	Introduce Budget Guidance
February 26	7:00 pm	City Manager's Proposed Budget and Introduction of Tax Rates Ordinance
March 4	5:30 pm	Double Work Session– 5:30 pm Performance Management & 7:30 pm Revenues/Expenditures
March 6	7:00 pm	Public Presentation of Budget (7:00 pm) – (Beatley Library)
March 11	4:00 pm	Budget Public Hearing(4:00 pm to 8:00 pm)
March 12	7:00 pm	1 st Legislative Mtg. Need to Set Maximum Tax Rate
March 14	N/A	Advertise Maximum Tax Rate
March 16	9:30 am	Saturday Public Hearing
March 20	5:30 pm	Double Work Session – 5:30 pm Capital & 7:30 pm Joint Work Session with ACPS Board (GW Middle School Library)
March 27	7:00 pm	2 nd Legislative Mtg.
March 24 to 31	N/A	Easter Week and Spring Break
April 3	6:30 pm	Work Session – Topic TBD
April 4	6:30 pm	Work Session – Employee Compensation
April 9	7:00 pm	1 st Legislative Meeting
April 13	9:30 am	Public Hearing on Tax Rates
April 15	6:30 pm	Work Session – BFAAC
April 23	7:00 pm	2 nd Legislative Mtg.
April 29	6:30 pm	Preliminary Add Delete
May 6	6:00 pm	Final Add Delete
May 6	7:00 pm	Budget Adoption



Questions?

Office of Management and Budget

301 King St., Room 3630
Alexandria, VA 22314
703.746.3737

www.alexandriava.gov/Budget



Department of General Services

Jeremy McPike, Director



What does General Services do?

General Services provides logistical support to other City departments and agencies. In short, we operate so they can operate.

Vision Statement

"General Services is leadership committed to excellence in customer service, quality management, innovative solutions, and effective teamwork."

Mission Statement

The Department of General Services provides exceptional management for the City's Real Estate, Property, Fleet and Support Services.

General Services: We are...

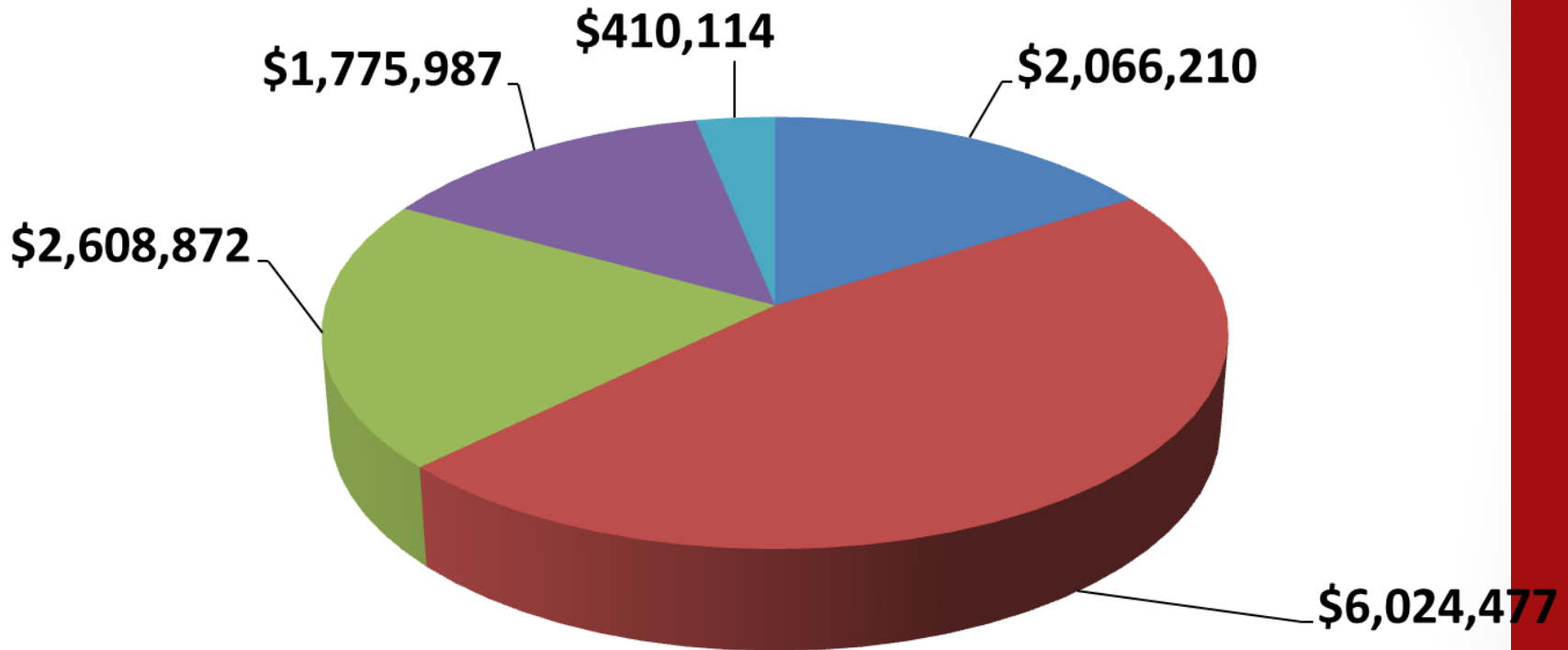
- A facilities manager
- A fleet manager
- An energy manager
- A Post Office
- A construction manager
- A copy shop
- A landlord



Department Strategic Plan

- The new General Services strategic plan was approved in FY 2012 that will guide department decision making for the next four years.
- Supports the City Council adopted Strategic Plan and all seven goal areas.
- The new strategic plan focuses on improving:
 - Communication;
 - Performance Management;
 - Employee Engagement; and
 - Employee Development (Capacity Building)

Department Operating Budget: \$12.9 million



■ Leadership & General Management

■ Vehicle Operations & Maintenance

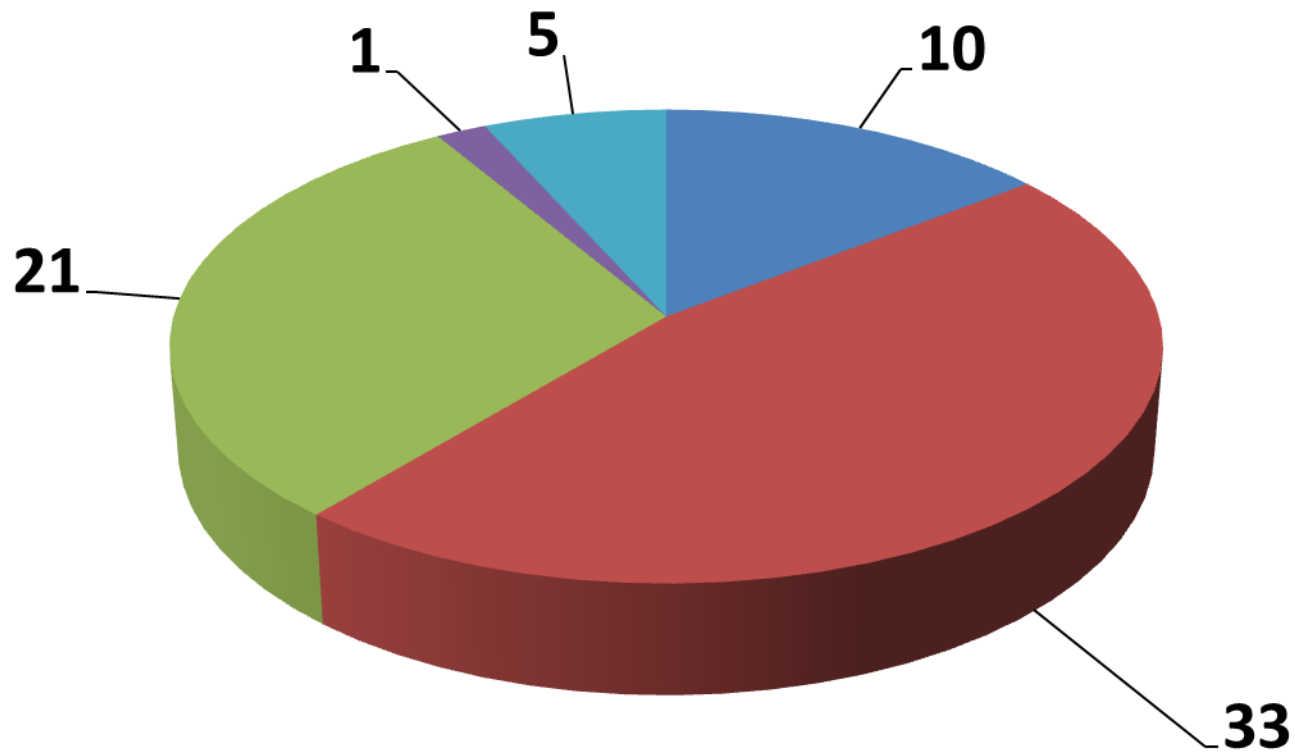
■ Printing and Mail Services

■ Facilities Management

■ Energy Management

* The Facilities Management Division manages the Public Buildings portion of the Capital Improvement Program (CIP)

Department Staffing: 70



- Leadership & Management Support Services
- Facility Maintenance & Management
- Vehicle Operations & Maintenance
- Energy Management
- Printing and Mail Services

Facilities: Types of Buildings Maintained

- The Department manages 2.3 million sq. ft. of City-owned space, including:
 - Libraries
 - Public Health, Social Services Facilities
 - Recreation Centers
 - Historical, Cultural Facilities
 - General Use Facilities
 - Public Safety, Judicial Facilities



City Fleet: A Glance

- The Department maintains a fleet of 875 vehicles, including:
 - Sedans (including hybrids);
 - Public Safety Vehicles;
 - Pick-ups and SUV's (including hybrids)
 - Vans;
 - Large Trucks and Buses;
 - Motorcycles; and
 - Refuse and Recycling Trucks and Other Public Works Equipment.



Major Capital Improvement Projects Undertaken

Completed: Alexandria Police Department



**Project Budget:
approx.
\$81 million**



Completed: Public Safety Center Slab Rehabilitation



**Construction of
new slab and
repair of
existing facility**



**Selective
demolition,
excavation of
slab and facility**

**Project Budget:
approx.
\$21 million**



Completed: Replacement *DASH* Facility



**Former DASH
Facility on South
Quaker Lane**

**New DASH
Facility
(Right)**



**Project Budget:
approx.
\$40 million**



New Facility Under Construction



Completed: Charles Houston Recreation Center

**Project Budget:
approx.
\$15 million**



Completed: Potomac Yard Station



Primarily Developer Funded Facility includes a Fire Station, Workforce Housing units, Affordable Housing units, and retail space.



**Project Budget:
approx.
\$33 million
(\$3 million City)**



In Design Phase: Fire Station 210 (renderings)



**Project Budget:
approx.
\$15 million**





Energy Management: Projects and Programs

On-going: Energy Management Program

- Goals:
 - Reduce City's energy costs and green house gas emissions
 - Educate and train City staff on reducing energy use in facilities and vehicles
 - Provide outreach and resources to Alexandria community to reduce energy costs and green house gas emissions
- Initiatives in Progress:
 - Facility lighting-system retrofits
 - HVAC control upgrades
 - Facility advanced metering capabilities (utilities)

Completed: City Hall Green Roof



- The City received ARRA (federal stimulus) funds to install a vegetative, green roof at City Hall.
- Completed in November 2011
- The project was both unique and challenging:
 - Provides energy savings and reduces stormwater runoff
 - Typically green roofing installed on more modern facilities





Questions?

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